

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
July 14, 2022**

The Bismarck Renaissance Zone Authority met on July 14, 2022 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street and remotely via the online platform Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Mike Connelly, Joe Fink, Dustin Gawrylow, Todd Van Orman and Curt Walth.

Authority member Greg Zenker was absent.

Design Advisors Bruce Whittey and David Witham were present.

Design Advisor Eric Hoffer was absent.

Staff members present were Brady Blaskowski (Building Official), Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Allison Jensen (City Assessor) and Daniel Nairn (Senior Planner).

Guests present were Kate Herzog (The Downtowners), Brad Balerud (Balerud Rentals, LLC), Tyler (Mudslingers) and Shane Balkowitsch (Artist).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the June 9, 2022 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Walth to approve the minutes of the June 9, 2022 meeting. The motion passed unanimously by voice vote with members Connelly, Fink, Gawrylow, Van Orman, Walth and Chair Christianson voting in favor.

**RENAISSANCE ZONE PROJECT - 425 NORTH 5TH STREET
BALERUD RENTALS, LLC AND DDB RENTALS, LLC – QUALITY TITLE REHABILITATION
AND LEASE**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Balerud Rentals, LLC and DDB Rentals, LLC are requesting approval of a Rehabilitation Renaissance Zone project for the building at 425 North 5th Street. Additionally, Quality Title, Inc. is requesting approval of a Lease Renaissance Zone project for the same property.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the Rehabilitation and Lease Renaissance Zone projects for the building at 425 North 5th Street as presented in all submitted documents and materials, as a 100% property tax exemption on the building for five years and an exemption from state tax on income derived

from the location for five years. Mr. Nairn also recommended approval of the Lease Renaissance Zone project within the building at 425 N 5th Street as presented in all submitted documents and materials, as an exemption from state tax on income derived from the location for five years.

There was discussion about the current and future estimated value of the building along with a question about whether the brick required tuck-pointing repairs.

Mr. Balerud stated that EIFS is the most cost-effective solution and his contractor suggested using a more durable EIFS. He mentioned that he would like to start construction right away. He mentioned that he will not build the proposed roof deck due to load capacity constraints.

Chair Christianson opened the public hearing.

Ms. Herzog stated that she and the Downtowners support this project as good infill.

There being no further comments, Chair Christianson closed the public hearing at this time.

Mr. Fink asked what work has already been completed. Mr. Nairn stated that demolition has begun but this is not considered a capital improvement and was not included in the cost estimate, so it is not a concern.

Mr. Van Orman asked if the minimum threshold estimate will still be met since the rooftop is now excluded from the project. Mr. Balerud stated that the rooftop was never included in the project scope because it was uncertain.

MOTION: A motion was made by Mr. Van Orman and seconded by Mr. Walth to approve the Rehabilitation and Lease Renaissance Zone projects for the building at 425 North 5th Street as presented in all submitted documents and materials, as a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years. The motion passed with members Connelly, Fink, Gawrylow, Van Orman, Walth and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 425 NORTH 5TH STREET BALERUD RENTALS, LLC AND DDB RENTALS, LLC – QUALITY TITLE REHABILITATION

Mr. Nairn gave an overview of the staff report and stated that the applicant, Balerud Rentals, LLC and DDB Rentals, LLC are requesting Downtown Design Review approval for a rehabilitation project at 425 North 5th Street. He stated that new windows would match the current ground floor clear windows, EIFS would be applied to the ground-floor exterior, exterior lighting would be installed, current awnings would be removed and replaced by metal awnings, and a stairway railing would be built against the southeast exterior. Mr. Nairn reminded Authority members that EIFS has not in past been considered a durable material for ground-floors, due to its tendency to chip away from the building and fade.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends continuation of the Downtown Design Review of the proposed design for 425 North 5th Street to meet the following conditions:

1. Selection of a durable alternative to the application of EIFS to the ground floor;
2. Perimeter parking lot landscaping requirements are met and street trees along North 5th Street are replaced in compliant tree wells; and
3. Design and material of exit stairs matches rooftop railing.

There was discussion about existing, proposed and accessible parking.

There was discussion about the use of EIFS and concern from technical advisors, Authority members and staff discouraging the use of this material due to its aesthetics and lack of durability.

Mr. Balerud stated that the exposed older brick look would be maintained with using a more durable EIFS and asked his contractor to describe the product and stated that it is used on hospital and commercial buildings.

Tyler, from Mudslingers, described a durable EIFS system that is five times stronger than traditional EIFS.

Mr. Walth asked if it would still look the same as traditional EIFS. Tyler stated that it would.

Mr. Fink asked if in the future the EIFS could be removed to re-point the underlying brick. Tyler stated that EIFS is cemented onto the brick and would not be able to be removed to expose the brick at a later time. Mr. Fink stated that he is opposed to damaging the brick.

There was discussion about the proposed EIFS specifications and warrantee at this time.

Mr. Balerud stated that he did not know at this time whether he would build an exterior staircase or install a sprinkler system and said he is working with the Building Official and showed an image of the proposed, if necessary, exterior staircase on the south-east corner of the building. There was discussion about the staircase at this time.

Landscaping was discussed at this time.

Chair Christianson stated that he is comfortable with the site plan process deciding the landscape properties.

Mr. Witham stated that he would like to see a site plan to understanding changes to the parking areas and that he is not convinced covering the brick is appropriate except for the window infill on the back side.

Mr. Walth stated that EIFS is not used on the first level of downtown buildings. He stated that the mesh which he was shown seemed like an improvement over traditional EIFS application.

There was discussion about examples of EIFS on several buildings.

Mr. Van Orman stated that there are buildings with EIFS and brick neighboring this project, in particular the Bismarck Veterans Public Library to the north.

Mr. Connelly was no longer present via internet connection.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Gawrylow to approve the design for 425 North 5th Street as presented in all submitted documents and materials, including imagery displayed during the meeting, and with the following conditions:

1. Landscaping requirements in the ordinance are met and verified by staff during site plan review process
2. The use of high-impact EIFS material is approved, subject to working with staff and technical advisors on design specifications
3. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed with members Gawrylow, Van Orman, Walth and Chair Christianson voting in favor. Mr. Fink opposed the motion.

DOWNTOWN DESIGN REVIEW – 114 NORTH 3RD STREET TRANSITION FLORIDA, LLC AND SHANE BALKOWITSCH – PUBLIC ART

Mr. Nairn gave an overview of the staff report and stated that the applicant, Shane Balkowitsch, is requesting Downtown Design Review approval of a photographic public art piece on the south side of the building at 114 North 3rd Street, known as the Prince Hotel, titled Miss North Dakota USA 2022. Mr. Nairn showed a photograph of the current alley and proposed location with a proof of the digitally printed aluminum composite panel and graphics and accompanied plaque. He stated that the project conforms to the four criteria for approval of public art in Section 14-03.1-03(2)(n) of the City Code of Ordinances. Mr. Nairn stated that the Ms. North Dakota USA is a trademark and the artist has been given permission to use in this application. Staff determined that this project is not a commercial use.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed public art design for 114 N 3rd Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Balkowitsch described the piece and stated that Ms. North Dakota approved of the project and he has permission to use the image.

Mr. Fink stated that City Commission should determine the potential commercial signage application.

Mr. Fink asked if the mounting is on the brick or into the mortar. Mr. Balkowitsch answered that it will be mounted into the mortar as other panels have been.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Van Orman to approve

the proposed public art design for 114 N 3rd Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed with members Gawrylow, Van Orman, Walth and Chair Christianson voting in favor. Mr. Fink opposed the motion.

OTHER BUSINESS REPORT FROM STAFF

Mr. Nairn stated that the owners of the Patterson Building are again considering constructing a stairway on North 5th Street. This had been removed from the project scope, but may still be completed. Because it was previously approved under downtown design review, it will not need to be approved again unless substantially altered.

REPORT FROM DOWNTOWNERS

Ms. Herzog thanked all Authority members and advisors who have worked for the community for free as members of the Renaissance Zone Authority and was appreciative of their time and effort.

Chair Christianson thanked Ms. Herzog for her and the Downtowners work with the Renaissance Zone Authority over the years.

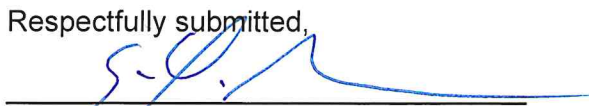
Mr. Fink asked how the Authority is moving forward. Mr. Nairn stated that the new Development Plan was submitted to the State along with all letters of support and the approved boundary and language changes, but it does not include an extension of the Renaissance Zone. Bismarck's Renaissance Zone program is set to expire on July 31, 2022.

Mr. Christianson stated that he would like to take the time to recognize Mr. Whittey for his dedicated work advising the Authority since June, 2001. He much appreciated his time and dedication of 21 years of service.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:53 p.m. to meet again on August 11, 2022.

Respectfully submitted,



Sandra Bogaczyk
Recording Secretary



Jim Christianson
Chair